

008.0

0002

0025.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,098,000 / 1,098,000

USE VALUE: 1,098,000 / 1,098,000

ASSESSED: 1,098,000 / 1,098,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
50		MARION RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WALDRON JARLATH	
Owner 2: HEIMS NANCY	
Owner 3:	

Street 1: 83 ORCHARD STREET	
Street 2:	

Twn/City: CAMBRIDGE	
St/Prov: MA	Cntry:
Postal: 02140	Type:

PREVIOUS OWNER
Owner 1: LANE PROVIDENZA -
Owner 2: -
Street 1: 50 MARION ROAD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION	
This parcel contains 6,005 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1940, having primarily Vinyl Exterior and 2624 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrrms.	

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

104 Two Family 6005 Sq. Ft. Site 0 80. 1.00 1	480,121	480,100
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**IN PROCESS APPRAISAL SUMMARY**

Legal Description							User Acct
104	6005.000	617,000	900	480,100	1,098,000		7263
Total Card	0.138	617,000	900	480,100	1,098,000	Entered Lot Size	GIS Ref
Total Parcel	0.138	617,000	900	480,100	1,098,000	Total Land:	GIS Ref
Source: Market Adj Cost		Total Value per SQ unit /Card: 418.45		/Parcel: 418.4		Land Unit Type:	Insp Date
							10/06/17

**PREVIOUS ASSESSMENT**

Parcel ID 008.0-0002-0025.0									
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes Date
2020	104	FV	617,000	900	6,005.	480,100	1,098,000	1,098,000	Year End Roll 12/18/2019
2019	104	FV	456,600	900	6,005.	510,100	967,600	967,600	Year End Roll 1/3/2019
2018	104	FV	456,600	900	6,005.	372,100	829,600	829,600	Year End Roll 12/20/2017
2017	104	FV	428,000	0	6,005.	324,100	752,100	752,100	Year End Roll 1/3/2017
2016	104	FV	428,000	0	6,005.	276,100	704,100	704,100	Year End 1/4/2016
2015	104	FV	381,100	0	6,005.	270,100	651,200	651,200	Year End Roll 12/11/2014
2014	104	FV	381,100	0	6,005.	222,100	603,200	603,200	Year End Roll 12/16/2013
2013	104	FV	396,600	0	6,005.	211,300	607,900	607,900	12/13/2012

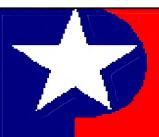
**SALES INFORMATION**

TAX DISTRICT							PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V Tst Verif	Notes		
LANE PROVIDENZA	35064-532		3/18/2002		594,000	No No			
PENGEROTH PHILI	25645-505		9/12/1995		267,000	No No Y			

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/19/1992	185		800					8X8 ENTRANCE DECK	10/6/2017	MEAS&NOTICE	HS	Hanne S
									2/17/2009	Meas/Inspect	336	PATRIOT
									7/27/2002	MLS	HC	Helen Chinal
									10/27/2000	Hearing Chag	189	PATRIOT
									9/23/1999	Meas/Inspect	264	PATRIOT
									11/1/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Good	PDAS.											
Sty Ht:	2 - 2 Story			A Bath:		Rating:													
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:													
Foundation:	3 - BrickorStone			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	4 - Vinyl			A HBth:		Rating:													
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	2 - Hip			<b>OTHER FEATURES</b>															
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Good	1st Res Grid Desc: Line 1 # Units: 2											
Color:	WHITE			A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Frl:		Rating:		Other											
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:		Upper											
Grade:	B- - Good (-)			<b>CONDOS INFORMATION</b>				Lvl 2											
Year Blt:	1940	Eff Yr Blt:		Location:				Lvl 1											
Alt LUC:		Alt %:		Total Units:				Lower											
Jurisdct:		Fact:	.	Floor:				Totals	RMS:	10	BRs:	6	Baths:	2	HB				
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>								<b>REMODELING</b>				<b>RES BREAKDOWN</b>			
Avg Ht/FL:	STD			Phys Cond:	GD - Good		18. %	Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wall:	2 - Plaster			Functional:				Interior:		2	5	3							
Sec Int Wall:		%		Economic:				Additions:											
Partition:	T - Typical			Special:				Kitchen:											
Prim Floors:	3 - Hardwood			Override:				Baths:											
Sec Floors:		%		Total:	18.6	%		Plumbing:											
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:											
Subfloor:				Basic \$ / SQ:	170.00			Heating:											
Bsmnt Gar:				Size Adj.:	1.05015242			General:											
Electric:	3 - Typical			Const Adj.:	1.00989902														
Insulation:	2 - Typical			Adj \$ / SQ:	180.293														
Int vs Ext:	S			Other Features:	111960														
Heat Fuel:	1 - Oil			Grade Factor:	1.21														
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000														
# Heat Sys:	2			NBHD Mod:															
% Heated:	100	% AC:	50	LUC Factor:	1.00														
Solar HW:	NO	Central Vac:	NO	Adj Total:	758016														
% Com Wall:		% Sprinkled:		Depreciation:	140991														
				Depreciated Total:	617025														
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:																			
Model:																			
Serial #:																			
Year:																			
Color:																			
<b>SPEC FEATURES/YARD ITEMS</b>																			
<b>PARCEL ID</b> 008.0-0002-0025.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	10X8	A	AV	1990	0.00	T	23.2	104							
19	Patio	D	Y	1	14X20	A	AV	2000	3.59	T	15.2	104			900		900		
More: N	Total Yard Items:	900		Total Special Features:								Total:	900						
<b>SKETCH</b>																			
<b>SUB AREA</b>																			
<b>SUB AREA DETAIL</b>																			
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten									
FFL	First Floor	1,312	180.290	236,545	BMT	50													
SFL	Second Floor	1,312	180.290	236,545															
BMT	Basement	656	54.090	35,482															
EFP	Enclos Porch	78	62.740	4,894															
WDK	Deck	64	16.160	1,034															
Net Sketched Area: 3,422				Total:	514,500														
Size Ad	2624	Gross Are	4078	FinArea	2624														
<b>IMAGE</b>																			
<b>AssessPro Patriot Properties, Inc</b>																			